

CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM

DEPARTMENT: BUILDING PERMITS AND INSPECTIONS

AGENDA DATE: JANUARY 18TH, 2005

CONTACT PERSON/PHONE: TOM MAGUIRE 541-4800

DISTRICT(S) AFFECTED: 3

SUBJECT:

APPROVE a resolution / ordinance / lease to do what? **OR AUTHORIZE** the City Manager to do what? Be descriptive of what we want Council to approve. Include \$ amount if applicable.

APPROVE A RESOLUTION TO DECLARE THE PROPERTY AT 5763 ALAMEDA AVENUE (REAR OF STORE AND REAR APARTMENTS) UNFIT FOR USE OR HABITATION AND A HAZARD TO THE PUBLIC HEALTH, SAFETY AND WELFARE.

BACKGROUND / DISCUSSION:

APPROVE, DISAPPROVE OR POSTPONE DEPARTMENT RECOMMENDATIONS.

PRIOR COUNCIL ACTION:

Has the Council previously considered this item or a closely related one?

None

AMOUNT AND SOURCE OF FUNDING:

How will this item be funded? Has the item been budgeted? If so, identify funding source by account numbers and description of account. Does it require a budget transfer?

COST OF ACTION TO BE BILLED TO OWNER IF COUNCIL ORDER NOT COMPLIED WITH, LIEN PLACED ON PROPERTY, IF NECESSARY.

BOARD / COMMISSION ACTION:

Enter appropriate comments or N/A

N/A

*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) _____ **FINANCE:** (if required) _____

DEPARTMENT HEAD:

(Example: if RCA is initiated by Purchasing, client department should sign also)
Information copy to appropriate Deputy City Manager

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

COUNCIL AGENDA ITEM # ____ FOR
TUESDAY, JANUARY 18, 2005

BUILDING PERMITS AND INSPECTIONS

MEMORANDUM
December 20, 2004

TO: The Honorable Mayor and City Council

THROUGH: R. Alan Shubert, P. E. - Building Permits and Inspections Director

FROM: Tom Maguire, Housing Compliance Supervisor

SUBJECT: 5763 Alameda Ave (rear of store & rear apts.) (Rep. District #3)

The following is a brief chronology of the investigation of the referenced location:

- 1) First investigated August 16, 2004. The building was found to be in an advanced state of disrepair.
- 2) A certified condemnation letter was mailed to Jose & Hilda G. Arzola, 3615 Pera Ave, Apt #3, El Paso, Texas 79905.
- 3) Certified notices of the public hearing scheduled for January 18, 2005 were mailed to the owners and all interested parties on December 17, 2004.
- 4) There has been insufficient response from the owner.

The Department recommends that it be found:

- 1) That the structure known as 5763 Alameda (rear of store & rear apts.) be condemned as substandard, and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
- 2) That the buildings are not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse; and
- 3) That the structure's certificates of occupancy be revoked; and
- 4) That the structure known as 5763 Alameda Ave (rear of store) can be repair; and
- 5) That since the rear wall of the structure known as 5763 Alameda Ave (rear apts.) is collapsing, and no plans or documents have been submitted to indicate otherwise, the structure can not be repaired; and
- 6) That the structure known as 5763 Alameda (rear of store) be secured, and maintained secured until rehabilitated, and the structure known as 5763 Alameda (rear apts.) be demolished within 30 days; and
- 7) That the premises be cleaned of all weeds, trash, and debris within 30 days.

LCL/mth

JOE, WARDY
MAYOR



CITY COUNCIL

SUSAN AUSTIN
DISTRICT NO. 1

ROBERT A. CUSHING Jr.
DISTRICT NO. 2

JOSE ALEXANDRO LOZANO
DISTRICT NO. 3

JOHN COOK
DISTRICT NO. 4

DANIEL S. POWER
DISTRICT NO. 5

PAUL J. ESCOBAR
DISTRICT NO. 6

VIVIAN ROJAS
DISTRICT NO. 7

ANTHONY COBOS
DISTRICT NO. 8

BUILDING PERMITS AND INSPECTIONS
CODE COMPLIANCE
August 20, 2004

Jose & Hilda G. Arzola
3615 Pera Avenue Apt. 3
El Paso, Texas 79905-2448

Re: 5763 Alameda Avenue
(Rear of store and rear apts.)
Tract: 5-C (113.33 Ft. on S,
139.05 Ft. on W, 109.50 Ft. on
N, 168.29 Ft. on E)
Blk: A Collingsworth
Zoned: C-2
COD04-09185
Certified Mail Receipt #
7004 0550 0000 7862 1058

To All Owners, Lienholders, and Mortgagees:

An inspection at the above referenced address has revealed that the structure is in violation of the El Paso Municipal Code, Chapter 18.52.030 - Unsafe Structures - Owner Not To Allow Condition To Continue, which states:

It is unlawful for the owner of any building or structure, or part thereof, which has become unsafe and dangerous so as to endanger persons or property, or so as to be a fire hazard by reason of defective construction, overloaded floors, lack of guards against fire, defective condition of the foundations, walls, or parts thereof, or deterioration caused by fire or otherwise, or for any reason, to allow or permit same to remain upon any real estate within the City.

The El Paso Municipal Code Chapter 18.52.040 - unsafe structures - Remedial action by owner or City defines unsafe structure as a structure or part thereof that is:

- a. Dilapidated, substandard, or unfit for human habitation and a hazard to the public health, safety, and welfare; or

5763 Alameda Avenue (Rear of store and rear apartments)

- b. Regardless of its structural condition, unoccupied by its owners, lessees or other invitees and is unsecured from unauthorized entry to the extent that it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered or used by children; or
- c. Boarded up, fenced, or otherwise secured in any manner in if:
 - i. The building constitutes a danger to the public even though secured entry, or
 - ii. The means used to secure the building are inadequate to prevent unauthorized entry or use of the building in the manner described by subsection.

The structure located at 5763 Alameda Avenue (Rear of store and rear apartments) has the following violations:

- a. The foundation has not been maintained in a safe manner.
- b. The floors have not been maintained in a safe manner.
- c. The walls have not been maintained in a safe manner free of holes and cracks.
- d. The roof structure has not been maintained free of defects that may cause leaks.
- e. The means of egress is/are inadequate and do not meet minimum code requirements.
- f. The plumbing system is inadequate and does not meet minimum code requirements.
- g. The electrical system is inadequate and does not meet minimum code requirements.
- h. The HVAC system is inadequate and does not meet minimum code requirements.
- i. The premises are full of weeds, trash, and debris.

5763 Alameda Avenue (Rear of store and rear apartments)

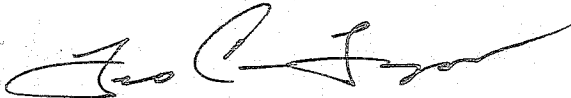
- j. This case is being submitted to the City Attorney's office for unsafe structures proceedings. The City Council will decide if the structure is unsafe and if it should be vacated and secured, or demolished as per Sec. 18.52.040 of the El Paso Municipal Code.

Many of these corrections will require a permit. Permits for commercial or rental property must be taken out by a bonded and insured contractor who is registered with the City of El Paso.

According to the real property records of El Paso County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Housing Compliance Office of the Building Permits and Inspections, 5th floor, City Hall, no later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not.

Should you have any questions regarding this matter, please contact me at 541-4800.

FOR THE DIRECTOR FOR BUILDING PERMITS AND INSPECTIONS:

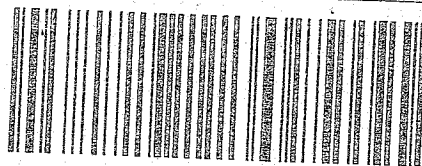


Leo CassoLopez
Building Inspector

LC/rl

The City of El Paso
Two Civic Center Plaza
El Paso, Texas 79901-1196

Permits and Inspections
Code Enforcement



7004 0550 0000 7862 1058

RETURN RECEIPT REQUESTED

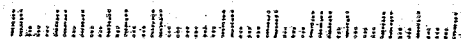
Jose & Hilda G. Arzola
3615 Pera Avenue Apt. 3
El Paso, Texas 79905-2448

AUG 25 2004
CITY OF EL PASO
BUILDING SERVICES

AR20615 799952011 IN 07 08/24/04
RETURN TO SENDER

NO FORWARD ORDER ON FILE
UNABLE TO FORWARD
RETURN TO SENDER

79905+2448361/1196



SENDER COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jose & Hilda G. Arzola
3615 Pera Avenue Apt. 3
El Paso, Texas 79905-2448
Re: 5763 Alameda Ave. (Rear of store and rear apts.)

2. Article Number

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

7004 0550 0000 7862 1058

Return Receipt

102595-02-M-1540

U.S. Postal Service

CERTIFIED MAIL RECEIPT

(Domestic Mail Only. No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage \$

Certified Fee

Return Receipt Fee
(Endorsement Required)

Restricted Delivery Fee
(Endorsement Required)

AUG 20 2004

Jose & Hilda G. Arzola
3615 Pera Avenue Apt. 3
El Paso, Texas 79905-2448
Re: 5763 Alameda Ave. (Rear of store and rear apts.)

NOTICE OF PUBLIC HEARING

To All Interested Parties:

You are hereby notified that at 9:00 a.m. on the 18th day of January, 2005 in the Council Chambers of City Hall, #2 Civic Center Plaza, El Paso, Texas, the City Council of El Paso will hold a public hearing on the question of whether the Building located on the property at 5763 Alameda Avenue (Rear of store and rear apartments), in El Paso, Texas, which property is more particularly described as:

Lot: 5C, Block A, Supplementary Plat of Lebaron and Block "A" of Collingsworth Subdivision, El Paso County, Texas, according to the Map thereof on File in Book 3, Page 20, Plat Records of El Paso County, Texas

is unsafe and dangerous.

According to the real property records of the County of El Paso, Texas, Gerardo Aguirre, 9850 Staubach Drive, El Paso, Texas 79927, is listed as the Owner of the real property described herein.

The Owner of said property is hereby ordered to appear before City Council and any mortgagees, lien holders, and other persons having an interest in said property are entitled to appear before City Council at said date, hour, and place to show cause why said Building should not be declared a nuisance and ordered to be abated; and

The Owner, lien holders, mortgagees, or any other person having an interest in the property are hereby required to submit at the hearing proof of the scope of any work that may be required to bring the building into compliance with Titles 17 and 18 of the code as mandated by Section 18.52.040 of the Municipal Code, and to specify the time it will take to reasonably perform the work.

At the hearing, the owners, lien holders, mortgagees, or any other person having an interest in the property must present to City Council any evidence showing that the structure or part thereof is safe.

All documents such as building plans, specifications, drawings, reports from design professionals and any other required documents must be presented to City Council at this hearing.

The time periods, which govern the completion of work ordered by Council, are outlined in Subsection 18.52.040 (3) pursuant to State law.

If the Owner fails, neglects or refuses to comply with the order of City Council the City may pursue one, or more of the following actions:

- I) the city will perform any and all work needed to bring the property into compliance with this order, at its own expense, but for and on account of the Owner, of said property, the cost of which shall be assessed as a lien against the property and;
- II) assess a civil penalty against the property Owner for failure to repair, remove or demolish said Building in an amount not to exceed \$1000.00 a day for each violation, or \$10 a day if the Owner shows that the property is the Owner's lawful homestead and;
- III) the Owner may be confined in jail as permitted by state law and;
- IV) appoint a receiver as permitted by state law.

Any civil penalty or assessment imposed will accrue interest at a rate of ten (10) percent a year from the date of the assessment until paid in full; and

That the City Clerk is ordered to provide notice of this hearing to the record Owner and all other persons having an interest in the property as provided by law.

According to the real property records of El Paso County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Housing Compliance Office of the Building Permits and Inspections, 5th floor, City Hall, no later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not.

Adopted this 14th day of December, 2004.

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Lisa A. Hayes
Assistant City Attorney

Tom Maguire
Housing Compliance Supervisor

I, RICHARDA DUFFY MOMSEN, City Clerk of the City of El Paso, hereby certify that a true and correct copy of the foregoing Notice dated December 14th, 2004 regarding the property located at 5763 Alameda Avenue (Rear of store and rear apartments), was filed with the County Clerk's Office, the official public records of real property for El Paso County.

Richarda Duffy Momsen

Executed this ____ day of _____, 2004 on behalf of
the City of El Paso, Texas, by Richarda Duffy Momsen in her capacity as City Clerk.

STATE OF TEXAS
COUNTY OF EL PASO

Subscribed and sworn to before me, this ____ day of _____, 2004.

Notary Public

I, RICHARDA DUFFY MOMSEN, City Clerk of the City of El Paso, hereby certify that a true and correct copy of the foregoing Notice dated December 14th, 2004 regarding the property located at 5763 Alameda Avenue (Rear of store and rear apartments), was PUBLISHED in the official City newspaper on the ____ day of _____, 2004.

Richarda Duffy Momsen

I certify that a true and correct copy of the foregoing Notice dated December 14th, 2004 regarding the property at 5763 Alameda Avenue (Rear of store and rear apartments), was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Gerardo Aguirre
9850 Staubach Dr.
El Paso, Texas 79927

Date: _____
Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice dated December 14th, 2004 regarding the property at 5763 Alameda Avenue (Rear of store and rear apartments), was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Gerardo Aguirre
5763 Alameda Avenue
El Paso, Texas 79905

Date: _____
Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice dated December 14th, 2004 regarding the property at 5763 Alameda Avenue (Rear of store and rear apartments), was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Delfino Terrones, Jr.
130 N. Glenwood St.
El Paso, Texas 79905

Date: _____
Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice dated December 14th, 2004 regarding the property at 5763 Alameda Avenue (Rear of store and rear apartments), was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Delfino Terrones, Jr.
10004 Chezelle Dr.
El Paso, Texas 79925

Date: _____
Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice dated December 14th, 2004 regarding the property at 5763 Alameda Avenue (Rear of store and rear apartments), was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Evangelina Terrones
10004 Chezelle Dr.
El Paso, Texas 79925

Date: _____
Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice dated December 14th, 2004 regarding the property at 5763 Alameda Avenue (Rear of store and rear apartments), was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Jose Arzola
750 Milo Dr.
El Paso, Texas 79927

Date: _____
Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice dated December 14th, 2004 regarding the property at 5763 Alameda Avenue (Rear of store and rear apartments), was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Hilda G. Arzola
750 Milo Dr.
El Paso, Texas 79927

Date: _____
Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice dated December 14th, 2004 regarding the property at 5763 Alameda Avenue (Rear of store and rear apartments), was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Texas Workforce Commission
Tax-Collections
Re: TWC Tax Account No. 09-145148-4
101 E. 15th St.
Austin, Texas 78778

Date: _____

Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice dated December 14th, 2004 regarding the property at 5763 Alameda Avenue (Rear of store and rear apartments), was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Texas Workforce Commission
Tax-Collections
Re: TWC Tax Account No. 02-114082-1
101 E. 15th St.
El Paso, Texas 78778

Date: _____

Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice dated December 14th, 2004 regarding the property at 5763 Alameda Avenue (Rear of store and rear apartments), was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Comptroller of Public Accounts
111 E. 17th Street
Austin, Texas 78774-0100

Date: _____

Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice dated December 14th, 2004 regarding the property at 5763 Alameda Avenue (Rear of store and rear apartments), was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

T. Patrick Brower, Trustee
7400 Viscount Suite 111
El Paso, Texas 79925

Date: _____
Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice dated December 14th, 2004 regarding the property at 5763 Alameda Avenue (Rear of store and rear apartments), was (HAND-DELIVERED) to:

City of El Paso
C/O City Clerk
#2 Civic Center Plaza
El Paso, TX 79901

Date: _____
Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice dated December 14th, 2004 regarding the property at 5763 Alameda Avenue (Rear of store and rear apartments), was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Governor of the Ysleta Del Sur Pueblo Indian Tribe
AKA Tigua Indian Community
119 S. Old Pueblo Road
El Paso, Texas 79907

Date: _____
Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice dated December 14th, 2004 regarding the property at 5763 Alameda Avenue (Rear of store and rear apartments), was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

El Paso Central Appraisal District
5801 Trowbridge Ave.
El Paso, Texas 79925

Date: _____
Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice was POSTED at
5763 Alameda Avenue (Rear of store and rear apartments), El Paso, Texas.

Date: _____

Time: _____

Inspector

20041220 TC8006

CITY OF EL PASO TAX OFFICE - ACCOUNT STATUS

110147

ACCOUNT C730999000A1300

UNITS:01 03 06 07 08

AGUIRRE, GERARDO

AMT DUE AS OF: 20041220 ROLL R ALT OWN
OMIT(-)/SEL(+)

A COLLINGSWORTH

TR 5-C (113.33 FT ON S, 139.05

FT ON W, 109.5 FT ON N, 168.29

FT ON E)

EL PASO

TX 79927-2943

ACRES .3863

PARCEL ADDRESS

5763 ALAMEDA

YEAR	GROSS VAL	HOVDFAER	RCVL LEVY	REM LEVY	FEES	PAYMENTS	TOTAL DUE
2004	156098		4848.72	4848.72		.00	4848.72
2003	153098		4631.57	01/31/2004		4631.57	.00
2002	146824		4411.89	07/11/2003	1575.04	5986.93	.00
2001	139091		4125.17	07/11/2003	1485.09	5610.26	.00
2000	140716		4061.34	12/06/2000		4061.34	.00
1999	140716		4049.29	11/15/1999		4049.29	.00
1998	142045		4220.68	12/07/1998		4220.68	.00
1997	119282		3293.50	01/06/1998		3293.50	.00

TOTAL

4848.72

4848.72

.00

LAST PAYOR OWNER

PAGE TOTAL

4848.72

NOTE EXISTS

CUMULATIVE TOTAL


4848.72

ENTER NEXT ACCOUNT

EL PASO CITY-COUNTY HEALTH & ENVIRONMENTAL DISTRICT

ENVIRONMENTAL HEALTH

MEMORANDUM

DATE: August 25, 2004
MEMO TO: Tom Maguire, Housing Compliance Supervisor
FROM: Jorge Ramirez, Sr. Environmental Health Inspector 
SUBJECT: Condemnation Report
RE: 5763 Alameda Ave. 79905 (rear)

An inspection of the property was conducted on August 25, 2004, and the conditions checked were found in violation of Title 9 - Health and Safety, El Paso Municipal Code.

SECTION 9.04 - SOLID WASTE STORAGE AREA:
N/A

SECTION 9.04.340 - ACCUMULATIONS:
Of junk, trash and tall vegetation seen on the rear of the property.

SECTION 9.16 - NUISANCE:
N/A

SECTION 9.16.010 - DESIGNATED:
N/A

SECTION 9.28 - RAT CONTROL:
N/A

Note: Spoke with the owner by telephone, they will do general clean up over the weekend.

If you require additional assistance on this matter, please call me at (915) 860-2378 or Fax (915) 860-1081.



UNSAFE STRUCTURES REPORT

BUILDING PERMITS AND INSPECTIONS

DATE OF EXAMINATION: October 28, 2004

REP. DISTRICT: 2

ADDRESS: 5763 Alameda Avenue (Rear apartments)

ZONED: C-2

LEGAL DESCRIPTION: Lot: 5C, Block A, SUPPLEMENTARY PLAT OF LEBARON and Block "A" of COLLINGSWORTH SUBDIVISION, El Paso County, Texas, according to the Map thereof on File in Book 3, Page 20, Plat Records of El Paso County, Texas

OWNER: Gerardo Aguirre

ADDRESS: 9850 Staubach Drive, El Paso, Texas 79927

BUILDING USE: Multi-family dwelling

TYPE OF CONSTRUCTION: V

FOOTINGS: Unable to determine.

CONDITION: Unable to determine condition due to subterranean placement. A structural engineer should be hired to evaluate actual condition.

FOUNDATION WALL: N/A

CONDITION:

FLOOR STRUCTURE: Slab on grade

CONDITION: Unable to determine condition. A structural engineer should be hired to evaluate actual condition.

EXTERIOR WALLS: Adobe with stucco: Wood frame with wood siding.

HEIGHT: +/- 10' - 0"

THICKNESS: +/- 6"-12"

CONDITION: Bad. A structural engineer or licensed and bonded contractor should be hired to determine the damage and make repairs.

INTERIOR WALLS & CEILINGS: Wood frame, sheetrock and plaster.

CONDITION: Bad. A licensed and bonded contractor should be hired to make repairs.

ROOF STRUCTURE: Wood frame with build-up roofing.

CONDITION: Bad. A licensed and bonded contractor should be hire to determine any damage and make repairs.

DOORS, WINDOWS, ETC.: Wood frame

CONDITION: Some of the doors need to be replaced, and most of the windows are inoperable.

MEANS OF EGRESS: Does not meet code.

PLUMBING: Bad. Will require a licensed plumbing contractor to verify condition and make repairs to meet code.

ELECTRICAL: Bad. Will require a licensed electrical contractor to verify condition and make repairs to meet code.

MECHANICAL: Bad. Will require a licensed mechanical contractor to verify condition and make repairs to meet code.

IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: 0

WARNING POSTED: No

BARRICADED: No

POLICE AID REQD.:

REMARKS: The rear wall of this structure is collapsing due to water infiltration from the roof. We recommend that a structural engineer be hired to make recommendation on the repairs if this structure is to be rehabilitated. The electrical, plumbing and mechanical systems need to be up to code. If the structure is not rehabilitated, we recommend that the structure be demolished and the property cleaned of all weeds, trash and debris.



Leo CassoLopez
Building Inspector



UNSAFE STRUCTURES REPORT

BUILDING PERMITS AND INSPECTIONS

DATE OF EXAMINATION: October 28, 2004

REP. DISTRICT: 2

ADDRESS: 5763 Alameda Avenue (Rear of store apartment)

ZONED: C-2

LEGAL DESCRIPTION: Lot: 5C, Block A, SUPPLEMENTARY PLAT OF LEBARON and Block "A" of COLLINGSWORTH SUBDIVISION, El Paso County, Texas, according to the Map thereof on File in Book 3, Page 20, Plat Records of El Paso County, Texas

OWNER: Gerardo Aguirre

ADDRESS: 9850 Staubach Drive, El Paso, Texas 79927

BUILDING USE: Single-family dwelling

TYPE OF CONSTRUCTION: V

FOOTINGS: Unable to determine.

CONDITION: Unable to determine condition due to subterranean placement. A structural engineer or licensed and bonded contractor should be hired to evaluate actual condition.

FOUNDATION WALL: Stone or masonry

CONDITION: Unable to determine condition. A structural engineer or licensed and bonded contractor should be hired to evaluate actual condition.

FLOOR STRUCTURE: 2 x 6 wood floor joist with plywood.

CONDITION: Unable to determine condition. A structural engineer should be hired to evaluate actual condition.

EXTERIOR WALLS: Brick veneer.

HEIGHT: +/- 10' - 0"

THICKNESS: +/- 6"-12"

CONDITION: A structural engineer should be hired to evaluate actual condition.

INTERIOR WALLS & CEILINGS: Wood frame, sheetrock and plaster.

CONDITION: Bad. A licensed and bonded contractor should be hired to make repairs.

ROOF STRUCTURE: Wood frame with build-up roofing.

CONDITION: Bad. A licensed and bonded contractor should be hire to determine any damage and make repairs.

DOORS, WINDOWS, ETC.: Wood frame

CONDITION: Some of the doors need to be replaced, and most of the windows are inoperable

MEANS OF EGRESS: Does not meet code.

PLUMBING: Bad. Will require a licensed plumbing contractor to verify condition and make repairs to meet code.

ELECTRICAL: Bad. Will require a licensed electrical contractor to verify condition and make repairs to meet code.

MECHANICAL: Bad. Will require a licensed mechanical contractor to verify condition and make repairs to meet code.

IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: 0

WARNING POSTED: No **BARRICADED:** No **POLICE AID REQD.:**

REMARKS: This apartment is located in the rear of a grocery store. We recommend that the unit be secured and maintained secured until rehabilitated and the property cleaned of all weeds, trash and debris.



Leo CassoLopez
Building Inspector